

UNIT LOT SUBDIVISION NO. 3036060-LU

GRANTOR: MRN HOMES, LLC
7556 12TH AVE N.E.
SEATTLE, WA 98115

CONTACT PERSON:
IZABELLA HENRY
206.297.0996
IZABELLAH@CHADWICKWINTERS.COM

GRANTEE: CITY OF SEATTLE
KING CO., WA.

ABBREVIATED LEGAL: PARCEL A, CITY OF SEATTLE SHORT
SUBDIVISION NO. 3032151-LU
(VOL. 412 OF SURVEYS, PG. 089)
RECORDING NO. 20191002900012

PROPERTY ADDRESS: 5040 SAND POINT PL. N.E.

ASSESSOR'S PARCEL #: 0394500065

REFERENCE NO.'S FOR RELATED PROJECTS: 3032151-LU,
6686871-CN

APPROVAL: CITY OF SEATTLE
SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS
NATHAN TORGELSON, DIRECTOR

EXAMINED AND APPROVED THIS DAY OF 2020

BY: DIRECTOR

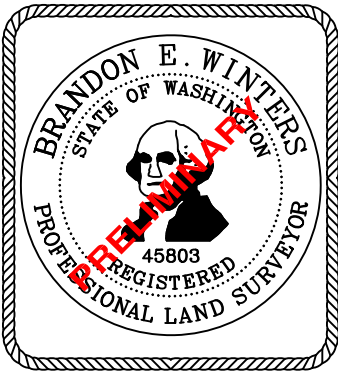
NOTE:
APPROVAL OF THIS UNIT LOT SUBDIVISION BY THE DIRECTOR OF THE SEATTLE
DEPARTMENT OF CONSTRUCTION AND INSPECTIONS UNDER CHAPTER 23.24 OF THE
SEATTLE MUNICIPAL CODE, AS AMENDED, IS NOT TO BE CONSTRUED AS SATISFACTION
OF ANY OTHER APPLICABLE LEGISLATION OR REGULATIONS.

KING COUNTY DEPT. OF ASSESSMENTS

EXAMINED AND APPROVED THIS DAY OF 2020

ASSESSOR:

DEPUTY ASSESSOR:



DATE:

W.U.C.I.O.A. DECLARATION

THE FOLLOWING STATEMENT IS PROVIDED IF AND TO THE EXTENT THIS UNIT LOT SUBDIVISION IS
CONSTRUED AS A COMMON INTEREST COMMUNITY UNDER THE WASHINGTON UNIFORM COMMON INTEREST
OWNERSHIP ACT ("WUCIOA"):

THE ONLY PORTIONS OF WUCIOA THAT APPLY TO THIS UNIT LOT SUBDIVISION ARE RCW SECTIONS
64.90.020, 64.90.025, AND 64.90.030 BECAUSE:

- A. THIS UNIT LOT SUBDIVISION CONTAINS NO MORE THAN TWELVE UNIT LOTS/PARCELS;
- B. THIS UNIT LOT SUBDIVISION IS NOT SUBJECT TO ANY DEVELOPMENT RIGHTS AS THAT TERM IS DEFINED
IN WUCIOA;
- C. THE DECLARANT FOR THIS UNIT LOT SUBDIVISION (THE "DECLARANT") HAS NOT ESTABLISHED OR
STATED ANY ASSESSMENTS FOR THE UNIT LOTS/PARCELS. HOWEVER, THIS UNIT LOT SUBDIVISION MAY
CONTAIN OBLIGATIONS ON THE OWNERS OF THE UNIT LOTS/PARCELS FOR CERTAIN MAINTENANCE AND
OTHER OBLIGATIONS OUTSIDE THE OWNER'S UNIT LOT/PARCEL. THE DECLARANT BELIEVES IN GOOD
FAITH THAT THE COST OF THESE MAINTENANCE AND OTHER OBLIGATIONS WILL NOT EXCEED THE
AMOUNT SPECIFIED IN RCW 64.90.075; AND
- D. THE LIMITATIONS STATED IN PARAGRAPH C ABOVE WILL NOT BE EXCEEDED PRIOR TO NINETY (90)
DAYS AFTER THE DATE THE DECLARANT HAS CONVEYED SEVENTY-FIVE PERCENT (75%) OF THE UNIT
LOTS/PARCELS UNLESS APPROVED BY 90% OF THE OWNERS OF THE UNIT LOTS/PARCELS OTHER THAN
THE DECLARANT.

THIS UNIT LOT SUBDIVISION IS A DECLARATION UNDER WUCIOA.

DECLARATION:

WE THE UNDERSIGNED, OWNER(S) IN FEE SIMPLE [AND CONTRACT PURCHASER(S)]
OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT SUBDIVISION THEREOF
PURSUANT TO RCW 58.17.060 AND DECLARE THIS SHORT PLAT TO BE THE GRAPHIC
REPRESENTATION OF SAME, AND THAT SAID SHORT SUBDIVISION IS MADE WITH THE
FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE OWNER(S).
IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

NAME:

NAME:

STATE OF WASHINGTON)
COUNTY OF KING)
SS

ON THIS DAY OF 2020 BEFORE ME, THE UNDERSIGNED, A
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED
AND SWORN, PERSONALLY APPEARED MEMBER OF
, TO ME KNOWN TO BE THE INDIVIDUAL
DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THEMSELVES,
AND ACKNOWLEDGED TO ME THAT THEY SIGNED AND SEALED THE SAME AS THEIR
VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL HERETO AFFIXED THE DAY AND YEAR IN
THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT

RECORDING CERTIFICATE

FILED FOR RECORD THIS DAY OF 2020
AT M. IN VOLUME OF SURVEYS,
PAGE AT THE REQUEST OF CHADWICK & WINTERS.

DEPARTMENT OF RECORDS & ELECTIONS

MANAGER SUPT. OF RECORDS

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE
BY ME OR UNDER MY DIRECTION IN CONFORMANCE
WITH THE REQUIREMENTS OF THE SURVEY RECORDING
ACT AT THE REQUEST OF MRN HOMES, LLC
IN , 2020.

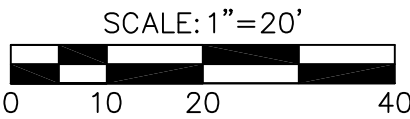
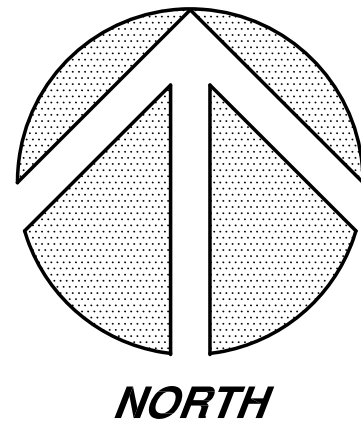
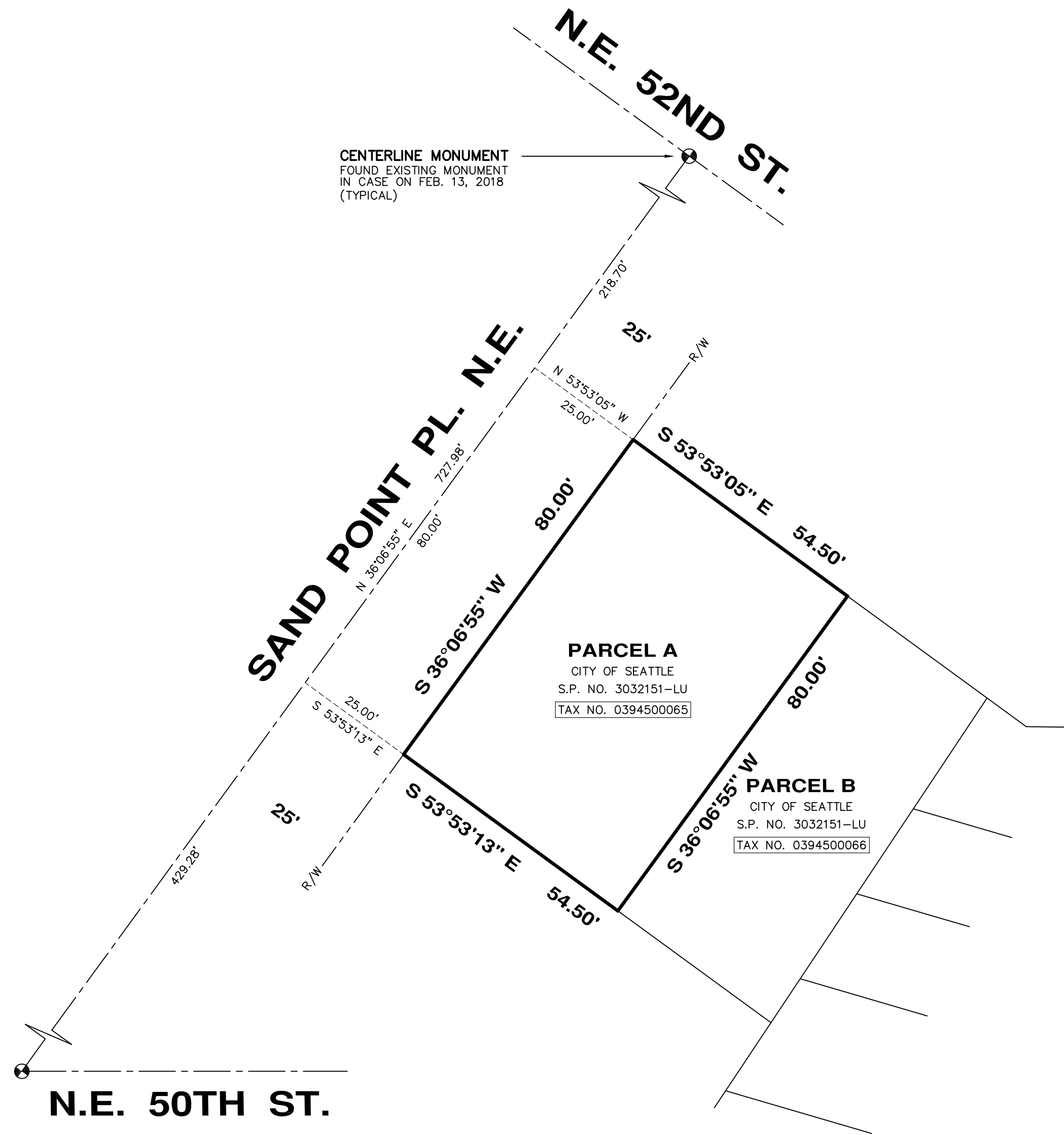
B.E. WINTERS, L.S. 45803

CHADWICK
WINTERS
LAND SURVEYING AND MAPPING
1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
NE 1/4, SW 1/4, SEC. 10, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

REVISED: 4/21/2020
18-6048WX.DWG

| | | |
|---------------|---------------|--------------------|
| DRAWN BY: ACH | DATE: 4/21/20 | PROJECT #: 18-6040 |
| CHK. BY: RHW | SCALE: N / A | SHEET: 1 OF 9 |



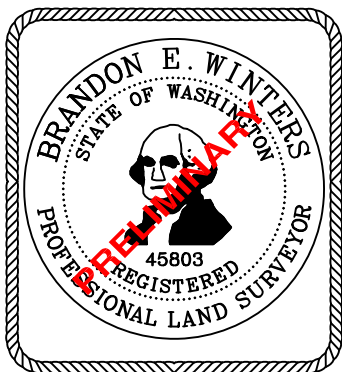
SURVEY NOTES:

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE USING A 10 SECOND "TOTAL STATION" THEODOLITE SUPPLEMENTED WITH A 100 FT. STEEL TAPE. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC CHAPTER 332-130-090.
2. BASIS OF BEARINGS = N 36°06'55" E BETWEEN THE TWO FOUND MONUMENTS IN THE CENTERLINE OF SAND POINT PL. N.E. AS SHOWN HEREON.
3. ALL EXISTING STRUCTURES AS SHOWN ON SHEET 3 ARE TO BE LEGALLY REMOVED UNDER SEPARATE PERMIT.
4. THE UNIT LOTS CREATED BY UNIT LOT SUBDIVISION ARE NOT SEPARATE BUILDABLE LOTS. ADDITIONAL DEVELOPMENT ON ANY INDIVIDUAL UNIT LOT IN THIS UNIT LOT SUBDIVISION MAY BE LIMITED AS A RESULT OF THE APPLICATION OF DEVELOPMENT STANDARDS TO THE PARENT LOT PURSUANT TO APPLICABLE PROVISIONS OF THE SEATTLE LAND USE CODE.

PARENT LOT (4,360 SQ. FT.)

PARCEL A OF CITY OF SEATTLE SHORT SUBDIVISION NO. 3032151-LU AS RECORDED IN VOLUME 412 OF SURVEYS, PAGE 089 RECORDS OF KING COUNTY, WA.

BLOCK & BOUNDARY DETAIL



DATE: _____

CHADWICK WINTERS

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

PHONE: 206.297.0996

FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:

***NE 1/4, SW 1/4, SEC. 10, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON***

REVISED: 4/21/2020
18-6048WK.DWG

DRAWN BY: ACH

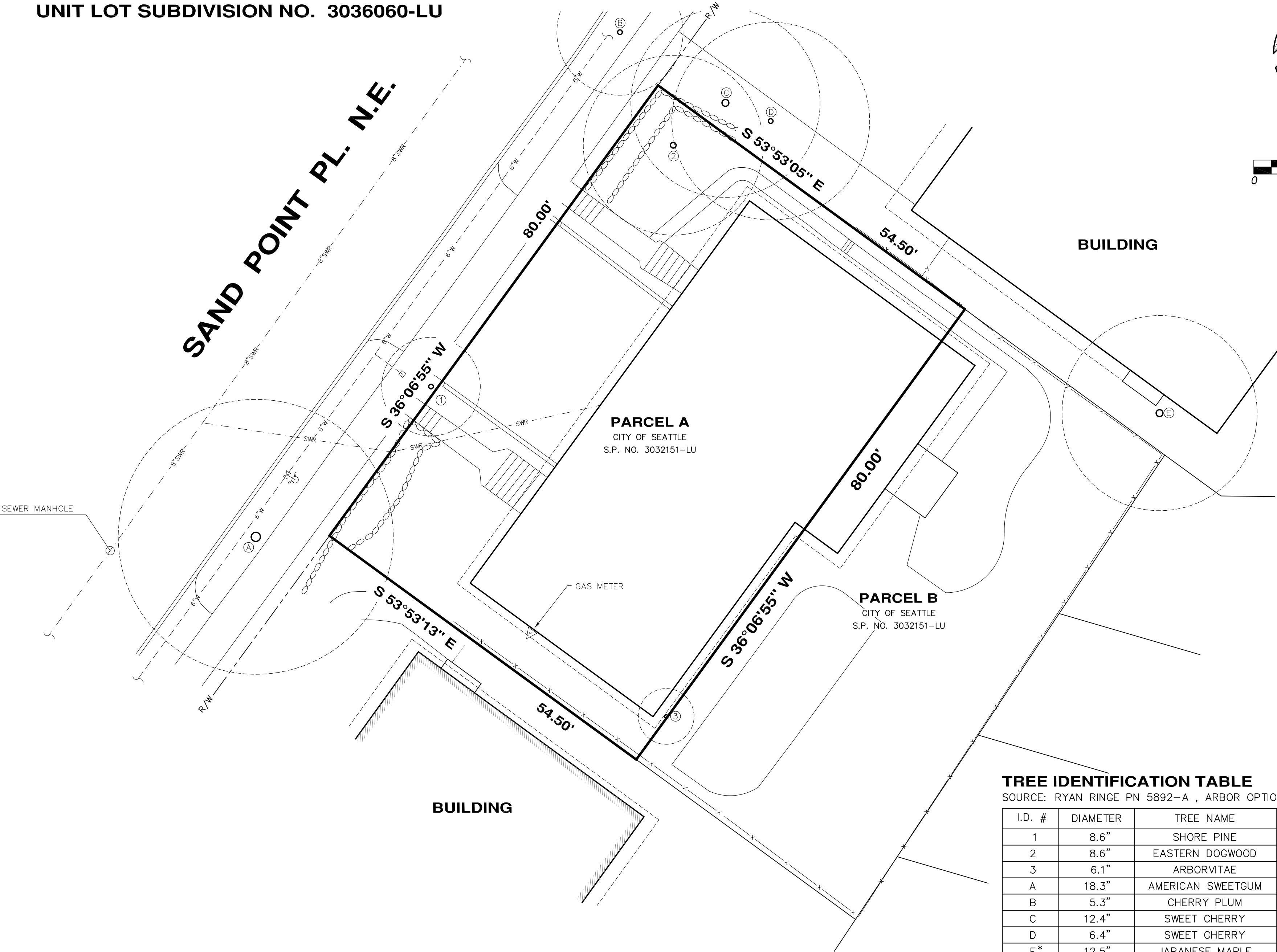
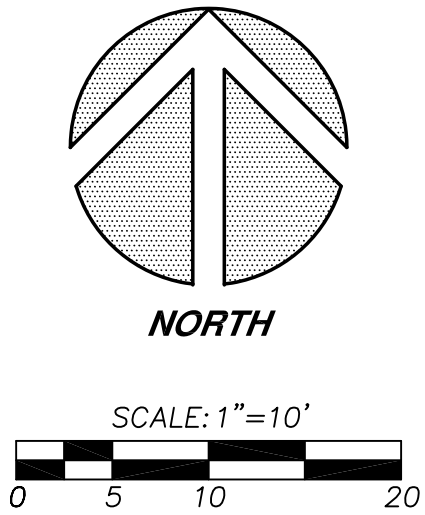
DATE: 4/21/20

PROJECT #: 18-6040

CHK. BY: RHW

SCALE: 1" = 20'

SHEET: 2 OF 9



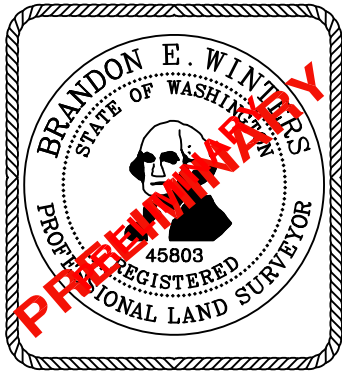
TREE IDENTIFICATION TABLE

SOURCE: RYAN RINGE PN 5892-A , ARBOR OPTIONS, LLC.

| I.D. # | DIAMETER | TREE NAME | BOTANICAL NAME |
|--------|----------|-------------------|-------------------------|
| 1 | 8.6" | SHORE PINE | PINUS CONTORTA |
| 2 | 8.6" | EASTERN DOGWOOD | CORNUS FLORIDA |
| 3 | 6.1" | ARBORVITAE | THUJA OCCIDENTALIS |
| A | 18.3" | AMERICAN SWEETGUM | LIQUIDAMBAR STYRACIFLUA |
| B | 5.3" | CHERRY PLUM | PRUNUS CERASIFERA |
| C | 12.4" | SWEET CHERRY | PRUNUS AVIUM |
| D | 6.4" | SWEET CHERRY | PRUNUS AVIUM |
| E* | 12.5" | JAPANESE MAPLE | ACER PALMATUM |
| F | 10.6" | PACIFIC CRABAPPLE | MALUS FUSCA |

* = EXCEPTIONAL TREE

EXISTING SITE CONDITIONS DETAIL



DATE: _____

CHADWICK
WINTERS

LAND SURVEYING AND MAPPING

1422 N.W. 85TH ST., SEATTLE, WA 98117

PHONE: 206.297.0996

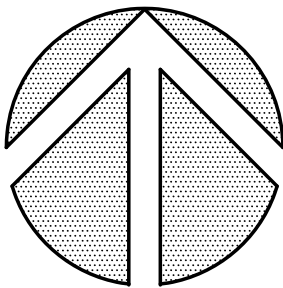
FAX: 206.297.0997

WEB: WWW.CHADWICKWINTERS.COM

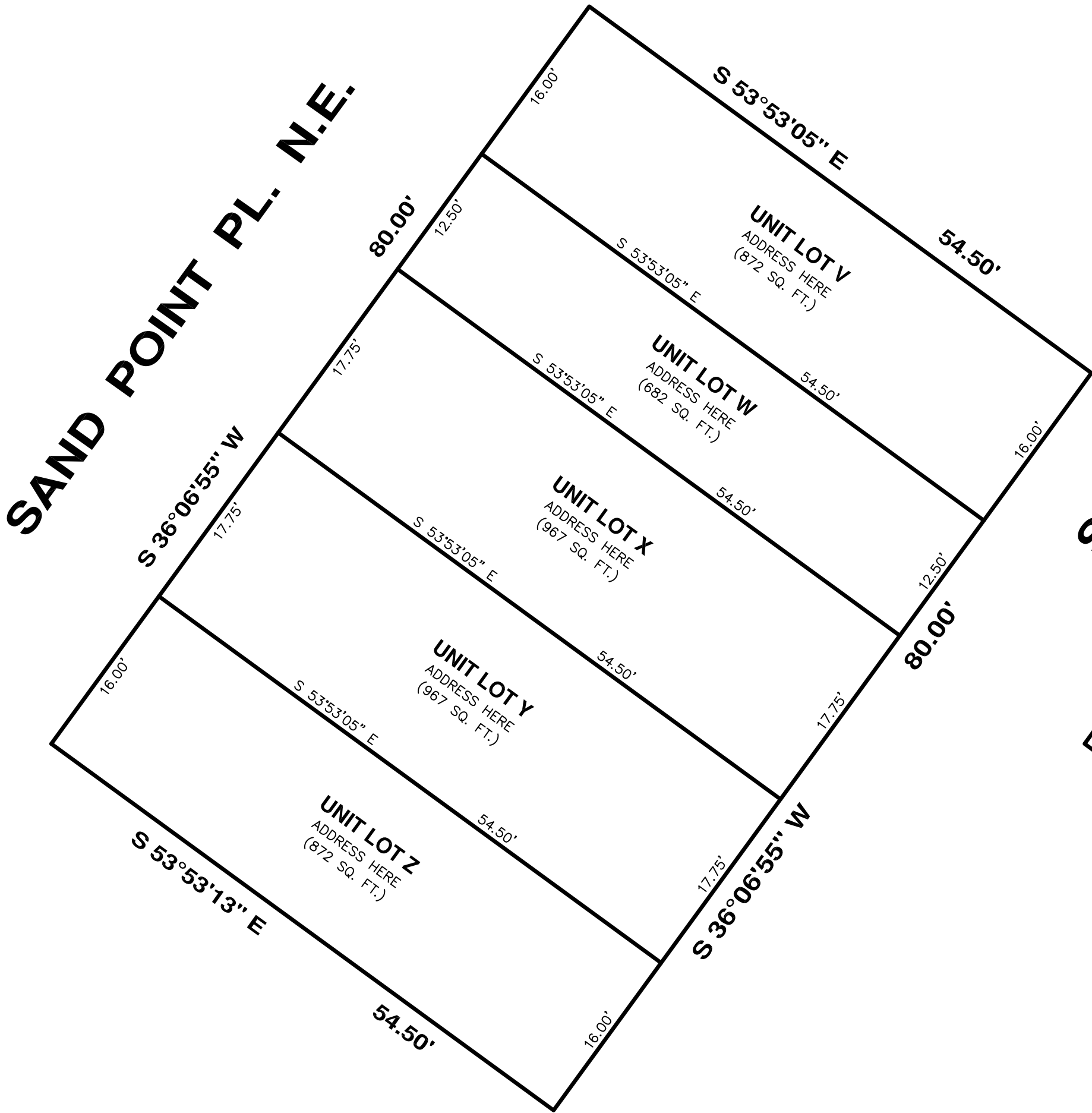
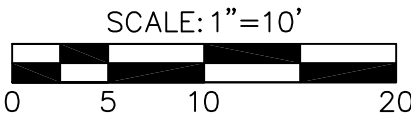
SURVEY IN:
NE 1/4, SW 1/4, SEC. 10, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

REVISED: 4/21/2020
18-6048WY.DWG

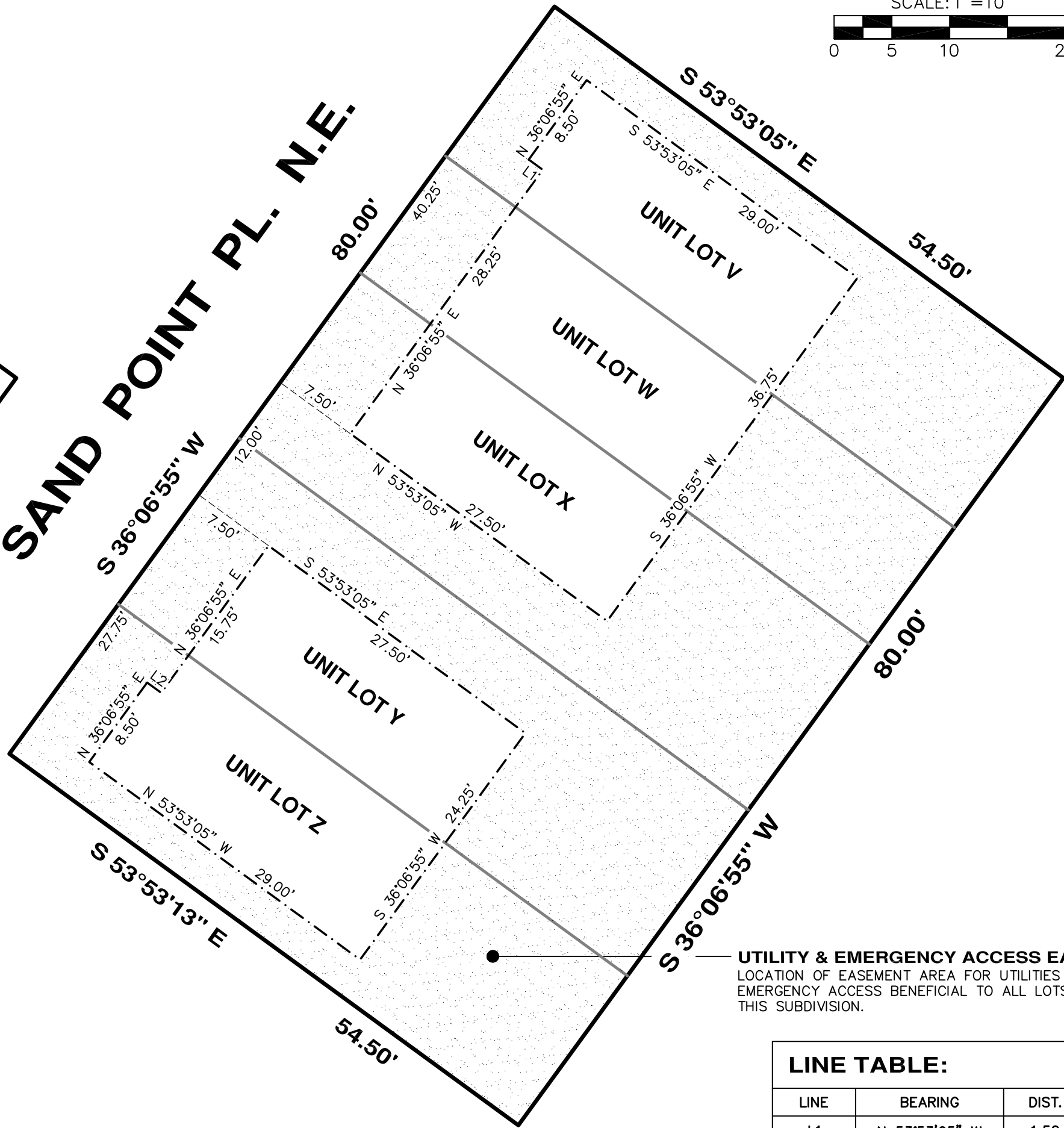
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| DRAWN BY: ACH | DATE: 4/21/20 | PROJECT #: 18-6048 |
| CHK. BY: RHW | SCALE: 1" = 10' | SHEET: 3 OF 9 |



NORTH



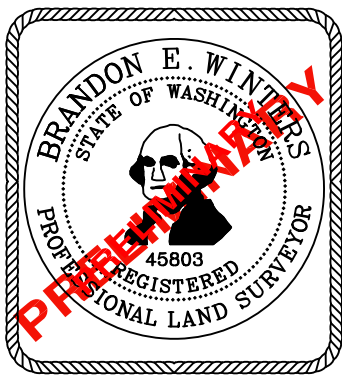
UNIT LOT SUBDIVISION DETAIL



UTILITY & EMERGENCY ACCESS EASEMENT
LOCATION OF EASEMENT AREA FOR UTILITIES AND FOR
EMERGENCY ACCESS BENEFICIAL TO ALL LOTS WITHIN
THIS SUBDIVISION.

| LINE TABLE: | | |
|-------------|---------------|-------|
| LINE | BEARING | DIST. |
| L1 | N 53°53'05" W | 1.50 |
| L2 | S 53°53'05" E | 1.50 |

UTILITY & EMERGENCY ACCESS
EASEMENT DETAIL



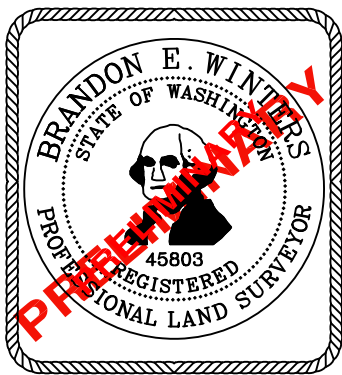
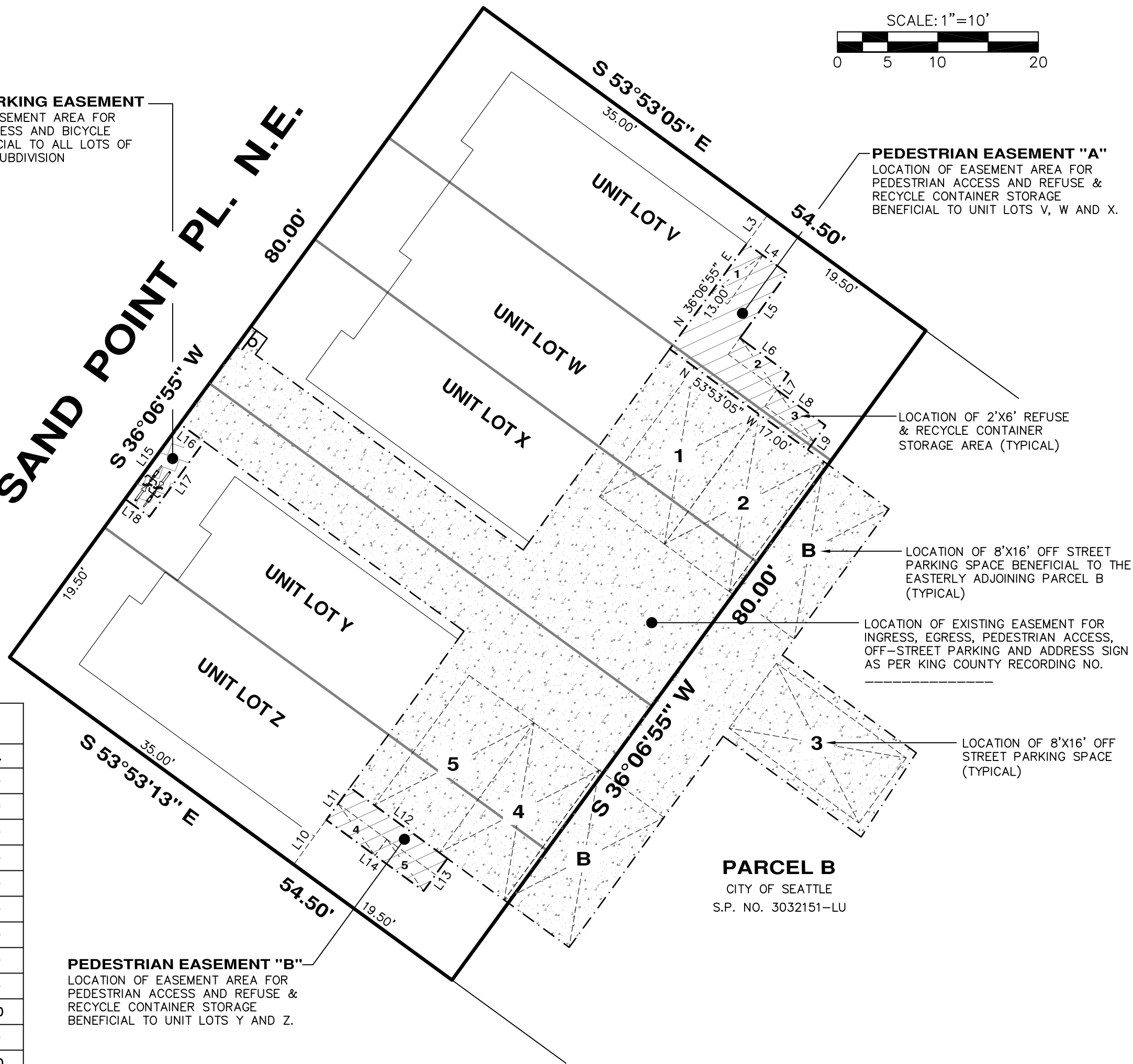
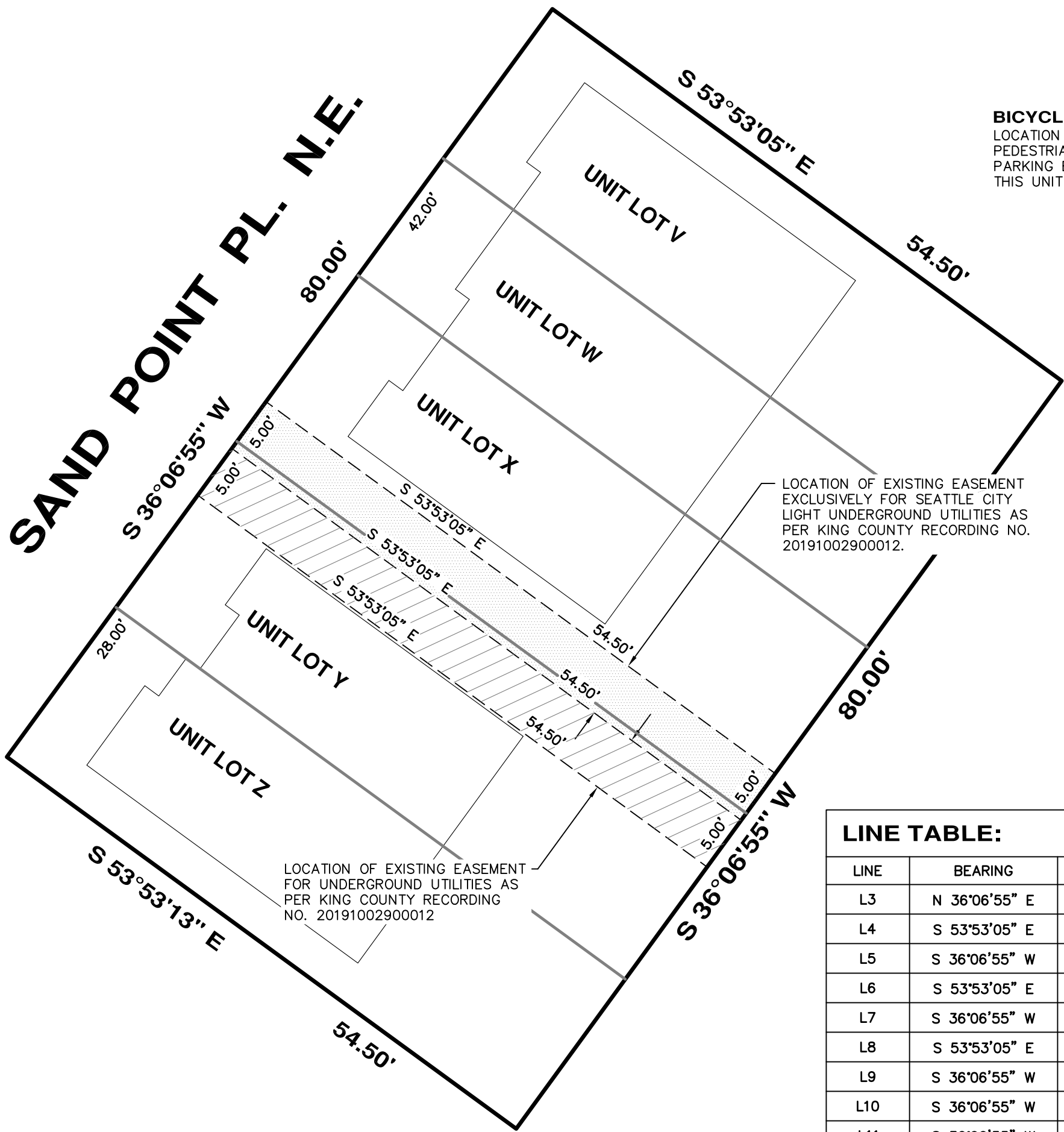
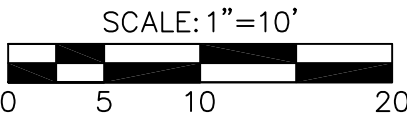
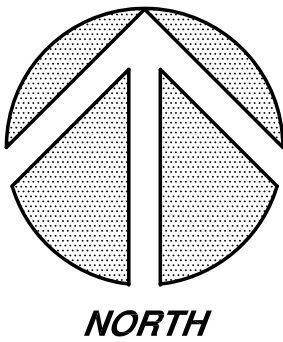
DATE: _____

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SURVEY IN:
NE 1/4, SW 1/4, SEC. 10, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

REVISED: 4/21/2020
18-6048W1.DWG

| | | |
|---------------|-----------------|--------------------|
| DRAWN BY: ACH | DATE: 4/21/20 | PROJECT #: 18-6048 |
| CHK. BY: RHW | SCALE: 1" = 10' | SHEET: 4 OF 9 |



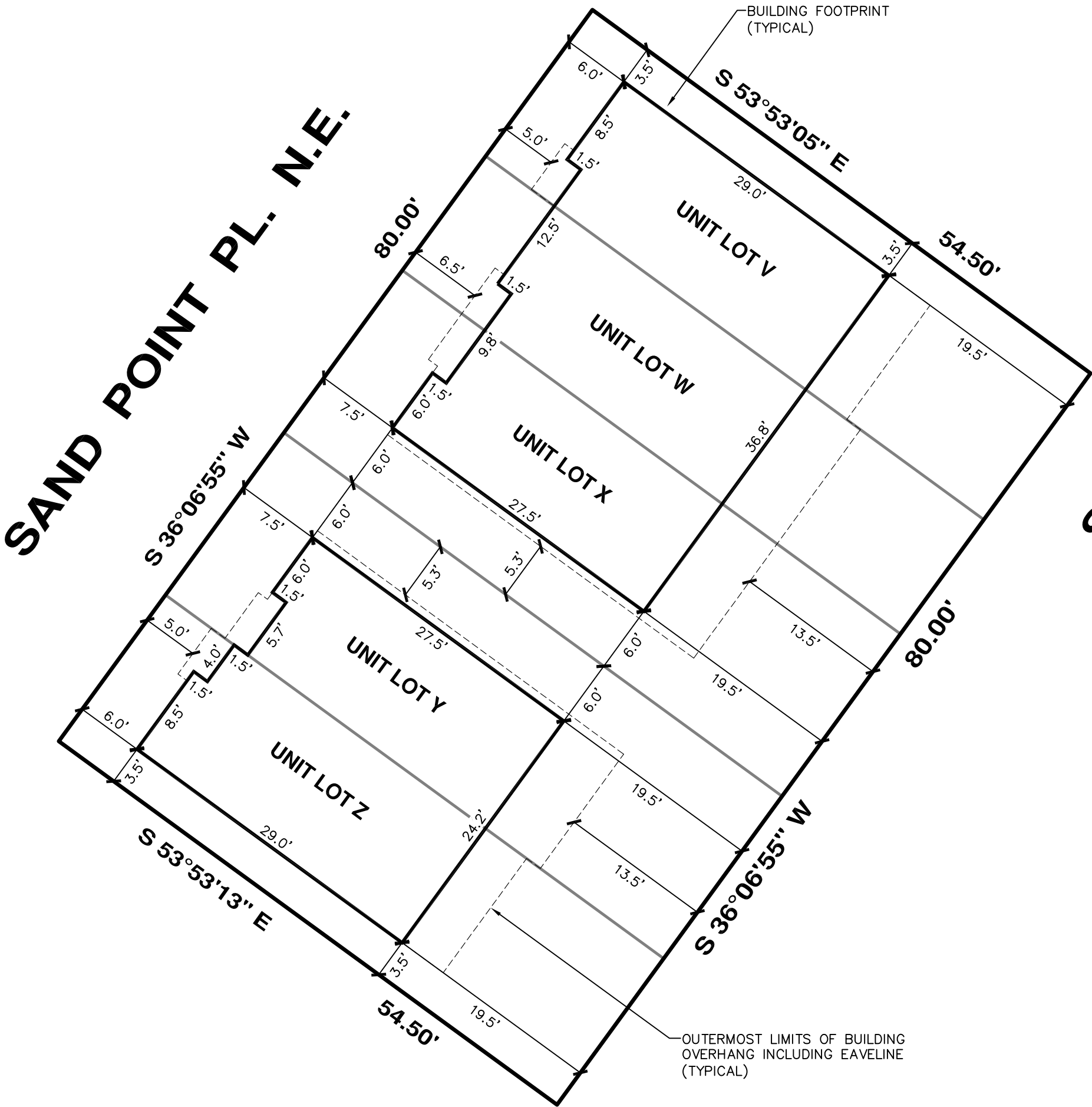
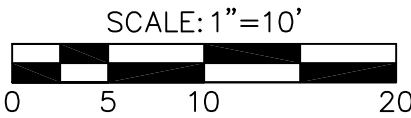
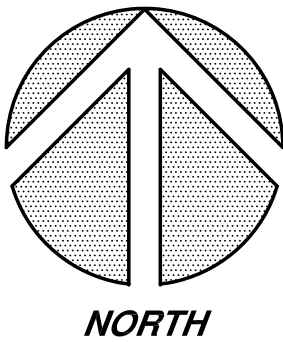
DATE: _____

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FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

SURVEY IN:
NE 1/4, SW 1/4, SEC. 10, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

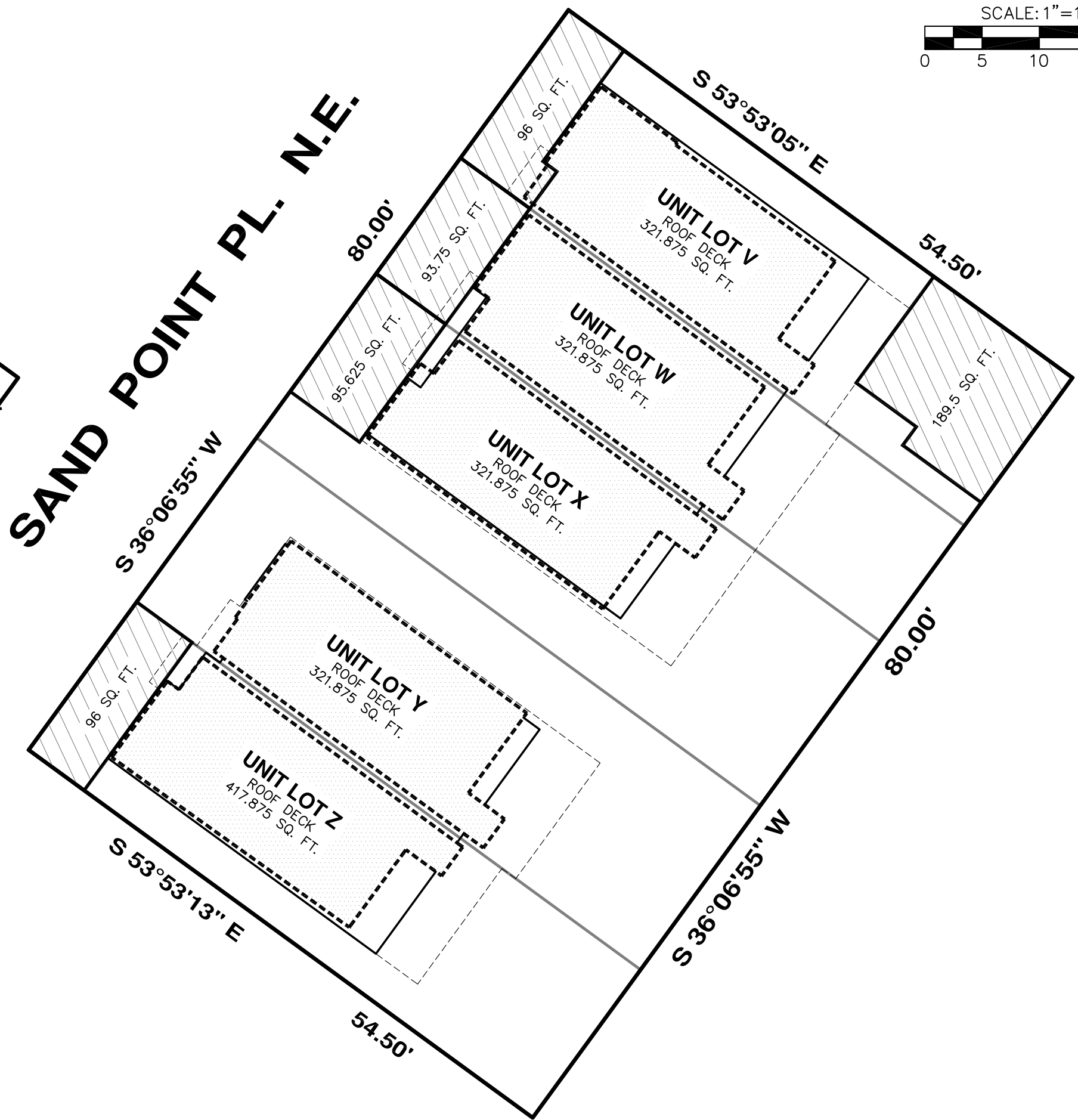
REVISED: 4/21/2020
18-6048WY.DWG

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|---------------|-----------------|--------------------|
| DRAWN BY: ACH | DATE: 4/21/20 | PROJECT #: 18-6048 |
| CHK. BY: RHW | SCALE: 1" = 10' | SHEET: 5 OF 9 |



BUILDING DIMENSION DETAIL

(SEE "BUILDING NOTE")



PRIVATE AMENITY AREA DETAIL

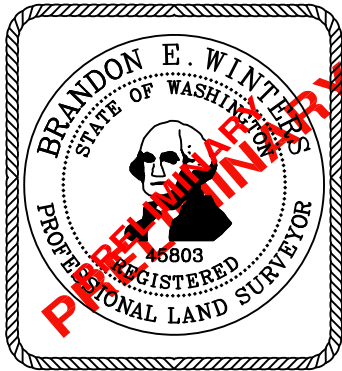
(SEE "PRIVATE AMENITY AREA NOTE")

PRIVATE AMENITY AREA NOTE:

THE LOCATION AND AREA OF PRIVATE AMENITY AREAS AS SHOWN HEREON ARE AS PER ARCHITECTURAL PLANS PREPARED BY NOVION GROUP, INC.

BUILDING NOTE:

ALL BUILDING DIMENSIONS, FOOTPRINTS AND BUILDING OFFSET DISTANCES SHOWN HEREON ARE FROM INFORMATION SHOWN ON THE ARCHITECTURAL PLANS PREPARED BY ROD NOVION. WE PROVIDE NO CERTIFICATION THAT THESE FOOTPRINTS, DIMENSIONS, OR OFFSETS ARE AS CONSTRUCTED.



DATE: _____

CHADWICK WINTERS
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1422 N.W. 85TH ST., SEATTLE, WA 98117
PHONE: 206.297.0996
FAX: 206.297.0997
WEB: WWW.CHADWICKWINTERS.COM

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NE 1/4, SW 1/4, SEC. 10, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

REVISED: 4/21/2020
18-6048W1.DWG

| | | |
|---------------|-----------------|--------------------|
| DRAWN BY: ACH | DATE: 4/21/20 | PROJECT #: 18-6048 |
| CHK. BY: RHW | SCALE: 1" = 10' | SHEET: 6 OF 9 |

UNIT LOT SUBDIVISION NO. 3036060-LU

PROPOSED UNIT LOT DESCRIPTIONS:

UNIT LOT V (872 SQ. FT.)

THAT PORTION OF PARCEL A OF CITY OF SEATTLE SHORT SUBDIVISION NO. 3032151–LU AS RECORDED IN VOLUME 412 OF SURVEYS, PAGE 089 RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.W. CORNER OF SAID PARCEL A; THENCE S 53°53’05” E, ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 54.50 FT.; THENCE S 36°06’55” W, 16.00 FT.; THENCE N 53°53’05” W, 54.50 FT.; THENCE N 36°06’55” E, 16.00 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR UTILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND WATERLINE, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER, STORM SEWER, FOR BUILDING REPAIR AND MAINTENANCE AND FOR EMERGENCY ACCESS AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN EASEMENT A" ON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AND SHORT–TERM BICYCLE PARKING AS SHOWN AND DESCRIBED AS "BICYCLE PARKING EASEMENT" ON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

TOGETHER WITH AN EXISTING EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, OFF–STREET PARKING AND ADDRESS SIGN AS PER KING COUNTY RECORDING NO. _____

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

UNIT LOT W (682 SQ. FT.)

THAT PORTION OF PARCEL A OF CITY OF SEATTLE SHORT SUBDIVISION NO. 3032151–LU AS RECORDED IN VOLUME 412 OF SURVEYS, PAGE 089 RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID PARCEL A; THENCE S 36°06’55” W, ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 16.00 FT. TO THE **POINT OF BEGINNING**; THENCE S 53°53’05” E, 54.50 FT.; THENCE S 36°06’55” W, 12.50 FT.; THENCE N 53°53’05” W, 54.50 FT.; THENCE N 36°06’55” E, 12.50 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR UTILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND WATERLINE, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER, STORM SEWER, FOR BUILDING REPAIR AND MAINTENANCE AND FOR EMERGENCY ACCESS AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN EASEMENT A" ON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AND SHORT–TERM BICYCLE PARKING AS SHOWN AND DESCRIBED AS "BICYCLE PARKING EASEMENT" ON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EXISTING EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, OFF–STREET PARKING AND ADDRESS SIGN AS PER KING COUNTY RECORDING NO. _____

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

UNIT LOT X (967 SQ. FT.)

THAT PORTION OF PARCEL A OF CITY OF SEATTLE SHORT SUBDIVISION NO. 3032151–LU AS RECORDED IN VOLUME 412 OF SURVEYS, PAGE 089 RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID PARCEL A; THENCE S 36°06’55” W, ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 28.50 FT. TO THE **POINT OF BEGINNING**; THENCE S 53°53’05” E, 54.50 FT.; THENCE S 36°06’55” W, 17.75 FT.; THENCE N 53°53’05” W, 54.50 FT.; THENCE N 36°06’55” E, 17.75 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR UTILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND WATERLINE, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER, STORM SEWER, FOR BUILDING REPAIR AND MAINTENANCE AND FOR EMERGENCY ACCESS AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN EASEMENT A" ON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AND SHORT–TERM BICYCLE PARKING AS SHOWN AND DESCRIBED AS "BICYCLE PARKING EASEMENT" ON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EXISTING EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, OFF–STREET PARKING AND ADDRESS SIGN AS PER KING COUNTY RECORDING NO. _____

SUBJECT TO AN EXISTING EASEMENT EXCLUSIVE TO SEATTLE CITY LIGHT FOR UNDERGROUND UTILITIES AS PER KING COUNTY RECORDING NO. 20191002900012.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

UNIT LOT Y (967 SQ. FT.)

THAT PORTION OF PARCEL A OF CITY OF SEATTLE SHORT SUBDIVISION NO. 3032151–LU AS RECORDED IN VOLUME 412 OF SURVEYS, PAGE 089 RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID PARCEL A; THENCE S 36°06’55” W, ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 46.25 FT. TO THE **POINT OF BEGINNING**; THENCE S 53°53’05” E, 54.50 FT.; THENCE S 36°06’55” W, 17.75 FT.; THENCE N 53°53’05” W, 54.50 FT.; THENCE N 36°06’55” E, 17.75 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR UTILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND WATERLINE, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER, STORM SEWER, FOR BUILDING REPAIR AND MAINTENANCE AND FOR EMERGENCY ACCESS AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN EASEMENT B" ON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

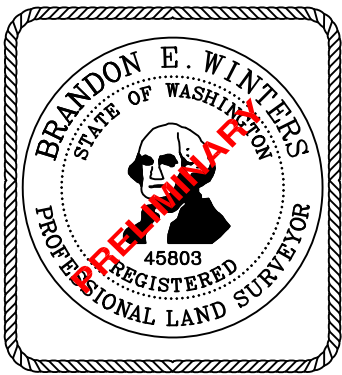
SUBJECT TO AN EASEMENT FOR PEDESTRIAN ACCESS AND SHORT–TERM BICYCLE PARKING AS SHOWN AND DESCRIBED AS "BICYCLE PARKING EASEMENT" ON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EXISTING EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, OFF–STREET PARKING AND ADDRESS SIGN AS PER KING COUNTY RECORDING NO. _____

SUBJECT TO AN EXISTING EASEMENT EXCLUSIVE TO SEATTLE CITY LIGHT FOR UNDERGROUND UTILITIES AS PER KING COUNTY RECORDING NO. 20191002900012.

SUBJECT TO AN EXISTING EASEMENT FOR UNDERGROUND UTILITIES AS PER KING COUNTY RECORDING NO. 20191002900012.

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.



DATE: _____

CHADWICK
WINTERS

LAND SURVEYING AND MAPPING

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SURVEY IN:
NE 1/4, SW 1/4, SEC. 10, T. 25 N., R. 4 E., W.M.
KING COUNTY, WASHINGTON

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| REVISED: 4/21/2020 18–6048WX.DWG | | |
| DRAWN BY: ACH | DATE: 4/21/20 | PROJECT #: 18–6040 |
| CHK. BY: RHW | SCALE: N / A | SHEET: 7 OF 9 |

UNIT LOT SUBDIVISION NO. 3036060-LU

PROPOSED UNIT LOT DESCRIPTIONS (CONTINUED):

UNIT LOT Z (872 SQ. FT.)

THAT PORTION OF PARCEL A OF CITY OF SEATTLE SHORT SUBDIVISION NO. 3032151–LU AS RECORDED IN VOLUME 412 OF SURVEYS, PAGE 089 RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID PARCEL A; THENCE N 36°06’55” E, ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 16.00 FT.; THENCE S 53°53’05” E, 54.50 FT.; THENCE S 36°06’55” W, 16.00 FT.; THENCE N 53°53’13” W, 54.50 FT. TO THE **POINT OF BEGINNING**.

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR UTILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND WATERLINE, POWER, GAS, TELEPHONE, TELECABLE, SANITARY SEWER, STORM SEWER, FOR BUILDING REPAIR AND MAINTENANCE AND FOR EMERGENCY ACCESS AS SHOWN AND DESCRIBED AS "UTILITY & EMERGENCY ACCESS EASEMENT" ON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

SUBJECT TO AN EASEMENT FOR PEDESTRIAN ACCESS AS SHOWN AND DESCRIBED AS "PEDESTRIAN EASEMENT B" ON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

TOGETHER WITH AN EASEMENT FOR PEDESTRIAN ACCESS AND SHORT–TERM BICYCLE PARKING AS SHOWN AND DESCRIBED AS "BICYCLE PARKING EASEMENT" ON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

SUBJECT TO AND TOGETHER WITH AN EXISTING EASEMENT FOR INGRESS, EGRESS, PEDESTRIAN ACCESS, OFF–STREET PARKING AND ADDRESS SIGN AS PER KING COUNTY RECORDING NO. _____

AND SUBJECT TO AND TOGETHER WITH ALL AGREEMENTS AS SHOWN AND DESCRIBED UPON THIS CITY OF SEATTLE UNIT LOT SUBDIVISION.

PEDESTRIAN EASEMENT "A"

AN EASEMENT FOR PEDESTRIAN ACCESS AND REFUSE & RECYCLE CONTAINER STORAGE AREA BENEFICIAL TO UNIT LOTS V, W AND X OF THIS UNIT LOT SUBDIVISION.

THAT PORTION OF PARCEL A OF CITY OF SEATTLE SHORT SUBDIVISION NO. 3032151–LU AS RECORDED IN VOLUME 412 OF SURVEYS, PAGE 089 RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE N.W. CORNER OF SAID PARCEL A; THENCE S 53°53’05” E, ALONG THE NORTH LINE OF SAID PARCEL FOR A DISTANCE OF 35.00 FT.; THENCE S 36°06’55” W, 3.50 FT. TO THE **POINT OF BEGINNING**; THENCE S 53°53’05” E, 5.00 FT.; THENCE S 36°06’55” W, 8.00 FT.; THENCE S 53°53’05” E, 6.00 FT.; THENCE S 36°06’55” W, 2.00 FT.; THENCE S 53°53’05” E, 6.00 FT.; THENCE S 36°06’55” W, 3.00 FT.; THENCE N 53°53’05” W, 17.00 FT.; THENCE N 36°06’55” E, 13.00 FT. TO THE **POINT OF BEGINNING**.

PEDESTRIAN EASEMENT "B"

AN EASEMENT FOR PEDESTRIAN ACCESS AND REFUSE & RECYCLE CONTAINER STORAGE AREA BENEFICIAL TO UNIT LOTS Y AND Z OF THIS UNIT LOT SUBDIVISION.

THAT PORTION OF PARCEL A OF CITY OF SEATTLE SHORT SUBDIVISION NO. 3032151–LU AS RECORDED IN VOLUME 412 OF SURVEYS, PAGE 089 RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF SAID PARCEL A; THENCE S 53°53’13” E, ALONG THE SOUTH LINE OF SAID PARCEL FOR A DISTANCE OF 35.00 FT.; THENCE N 36°06’55” E, 5.50 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING N 36°06’55” E, 4.00 FT.; THENCE S 53°53’05” E, 12.00 FT.; THENCE S 36°06’55” W, 4.00 FT.; THENCE N 53°53’08” W, 12.00 FT. TO THE **POINT OF BEGINNING**.

BICYCLE PARKING EASEMENT

AN EASEMENT FOR PEDESTRIAN ACCESS AND SHORT–TERM BICYCLE PARKING BENEFICIAL TO ALL LOTS OF THIS UNIT LOT SUBDIVISION.

THAT PORTION OF PARCEL A OF CITY OF SEATTLE SHORT SUBDIVISION NO. 3032151–LU AS RECORDED IN VOLUME 412 OF SURVEYS, PAGE 089 RECORDS OF KING COUNTY, WA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF SAID PARCEL A; THENCE N 36°06’55” E, ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 19.50 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING N 36°06’55” E, 9.25 FT.; THENCE S 53°53’05” E, 3.00 FT.; THENCE S 36°06’55” W, 9.25 FT.; THENCE N 53°53’05” W, 3.00 FT. TO THE **POINT OF BEGINNING**.

UTILITY & EMERGENCY ACCESS EASEMENT

AN EASEMENT FOR UTILITIES, INCLUDING BUT NOT LIMITED TO UNDERGROUND WATERLINE, POWER, GAS TELEPHONE, TELECABLE, SANITARY SEWER, STORM SEWER, FOR BUILDING REPAIR AND MAINTENANCE AND FOR EMERGENCY ACCESS BENEFICIAL TO ALL LOTS WITHIN THIS UNIT LOT SUBDIVISION

PARCEL A OF CITY OF SEATTLE SHORT SUBDIVISION NO. 3032151–LU AS RECORDED IN VOLUME 412 OF SURVEYS, PAGE 089 RECORDS OF KING COUNTY, WA.

EXCEPT THOSE PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE S.W. CORNER OF SAID PARCEL A; THENCE N 36°06’55” E, ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 39.75 FT.; THENCE S 53°53’05” E, 7.50 FT. TO THE **POINT OF BEGINNING**; THENCE N 36°06’55” E, 28.25 FT.; THENCE N 53°53’05” W, 1.50 FT.; THENCE N 36°06’55” E, 8.50 FT.; THENCE S 53°53’05” E, 29.00 FT.; THENCE S 36°06’55” W, 36.75 FT.; THENCE N 53°53’05” W, 27.50 FT. TO THE **POINT OF BEGINNING**.

AND ALSO **EXCEPT** THAT PORTION COMMENCING AT THE S.W. CORNER OF SAID PARCEL A; THENCE N 36°06’55” E, ALONG THE WEST LINE OF SAID PARCEL FOR A DISTANCE OF 27.75 FT.; THENCE S 53°53’05” E, 7.50 FT. TO THE **POINT OF BEGINNING**; THENCE CONTINUING S 53°53’05” E, 27.50 FT.; THENCE S 36°06’55” W, 24.25 FT.; THENCE N 53°53’05” W, 29.00 FT.; THENCE N 36°06’55” E, 8.50 FT.; THENCE S 53°53’05” E, 1.50 FT.; THENCE N 36°06’55” E, 15.75 FT. TO THE **POINT OF BEGINNING**.

COMMON WALL AGREEMENT

WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN THE PARTIES THAT:

1ST – THE WALLS WHICH ARE ON THE LOT LINES SEPARATING THE INDIVIDUAL TOWNHOMES ARE HEREBY DECLARED TO BE A "COMMON WALL". THE TERM "COMMON WALL" INCLUDES EVERYTHING LOCATED WITHIN SUCH WALL (SUCH AS FRAMING, INSULATION, SOUNDPROOFING, PIPES, WIRES, JOISTS, JUNCTION BOXES, AND OTHER MATERIAL OR EQUIPMENT RELATED TO THE UTILITIES), AND BELOW THE WALL (SUCH AS THE SURFACE OF THE GROUND AND FOOTINGS LOCATED IN THE GROUND), AND ABOVE THE WALL (SUCH AS RAFTERS AND ROOF), AND ON THE SIDES OF THE WALL INCLUDING THE EXTERIOR SIDING.

2ND – IF THE "COMMON WALL" IS DAMAGED OR DESTROYED FROM ANY CAUSE WHICH IS NOT THE RESULT OF FAULT OR NEGLIGENCE OF EITHER OF THE OWNERS OR OTHER PERSONS USING THE ADJOINING HOUSES; OR IS THE RESULT OF THE JOINT OR CONCURRING FAULT OF EACH OWNER OR OTHER PERSONS OCCUPYING OR USING THEIR RESPECTIVE HOUSES, THEN EACH OWNER SHALL BE RESPONSIBLE FOR THE COST TO REPAIR THEIR PORTION OF THE WALL, EXCEPT FOR THOSE UTILITIES THAT ARE IN THE WALL AND COMMON TO BOTH HOUSES, THE REPAIR SHALL BE SHARED EQUALLY.

3RD – IF THE "COMMON WALL" IS DAMAGED OR DESTROYED FROM ANY CAUSE WHICH IS THE RESULT OF FAULT OR NEGLIGENCE OF EITHER OF THE OWNERS OR OTHER PERSONS USING THE ADJOINING HOUSES, THEN THAT RESPONSIBLE OWNER SHALL BEAR THE SOLE COST OF REPAIR OR RECONSTRUCTION.

4TH – WHEN NECESSARY TO REPAIR OR RECONSTRUCT THE "COMMON WALL", THE PARTIES TO THIS AGREEMENT SHALL HAVE THE RIGHT OF ENTRY FOR THAT PURPOSE.

5TH – THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.

EASEMENT MAINTENANCE AGREEMENT

SAID EASEMENTS OF THIS UNIT LOT SUBDIVISION TO BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE PPROPERTIES HAVING LEGAL ACCESS AND UTILITY SERVICE THEREFROM AND THEIR HEIRS, ASSIGNS AND SUCCESSORS.

INDIVIDUAL UTILITY SERVICE STRUCTURES, INCLUDING BUT NOT LIMITED TO STORM AND SANITARY SIDE SEWER LINES, DETENTION TANKS, AND PUMPS, ARE THE SOLE RESPONSIBILITY OF THE OWNERS OF THE UNIT OR PARCEL THE INDIVIDUAL SERVICE STRUCTURE SERVES. UTILITY SERVICE STRUCTURES WHICH SERVICE MORE THAN ONE UNIT OR PARCEL SHALL BE EQUALLY MAINTAINED, REPAIRED, AND/OR REBUILT BY THE OWNERS OF THE UNITS OR PARCELS SERVICED.

THIS MAINTENANCE AGREEMENT COVERS NORMAL USAGE, WEAR AND TEAR, AND LIFE EXPECTANCY OF MATERIALS. ANY DAMAGE INCURRED BY AN INDIVIDUAL OWNER SHALL BE REPAIRED AND/OR RESTORED TO PRE DAMAGED CONDITION WITHIN 30 DAYS. THE OWNER WHICH INCURRED THE DAMAGE SHALL BE SOLELY RESPONSIBLE FOR THE COST OF REPAIR OR REPLACEMENT OF THE MATERIALS. IN NO EVENT SHALL ACCESS OR UTILITY SERVICE BE DENIED OTHER PROPERTY OWNERS OF SAID EASEMENTS FOR MORE THAN 24 HOURS



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| CHK. BY: RHW | SCALE: N / A | SHEET: 8 OF 9 |

UNIT LOT SUBDIVISION NO. 3036060-LU

JOINT USE / MAINTENANCE AGREEMENT

WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN ALL PARTIES HAVING OWNERSHIP INCLUSIVE TO THIS CITY OF SEATTLE UNIT LOT SUBDIVISION THAT:

1ST – EACH OWNER IS RESPONSIBLE FOR THE MAINTENANCE REPAIR AND WELL–KEEPING OF THEIR INDIVIDUAL TOWNHOME. EACH OWNER SHALL KEEP THEIR TOWNHOME AND PROPERTY IN GOOD STATE OF REPAIR, AND WILL KEEP THE DRIVEWAY (PERMANENT EASEMENT FOR INGRESS, EGRESS, AND UTILITIES) CLEAR AT ALL TIMES. EASEMENTS HAVE BEEN CREATED AND ARE PART OF THIS UNIT LOT SUBDIVISION FOR WALKING ACCESS, STREET ENTRY AND PARKING IN DESIGNATED AREAS. ALL OWNERS HAVING LEGAL ACCESS FROM SAID EASEMENTS ARE TO SHARE EQUALLY IN THE MAINTENANCE AND REPAIR OF THE EASEMENT AREAS. LANDSCAPE MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER(S), BUT IT IS EXPECTED THAT ALL USERS OF THE ACCESS EASEMENTS WILL DO SO WITH CARE AND RESPECT FOR THE APPEARANCES OF THE WALKWAYS AND DRIVEWAYS.

2ND – EACH ROOF SHALL BE CARED FOR AND MAINTAINED BY THE OWNER(S) OF THE PROPERTY UPON WHICH THE ROOF IS LOCATED. IN THE EVENT THAT PROPERTY OWNER(S) INTEND TO REPAIR OR REPLACE THEIR ROOF, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL ROOF, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR IS THE SOLE RESPONSIBILITY OF THE INDIVIDUAL PROPERTY OWNER(S) MAKING THE ROOF REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL ROOF REPLACEMENT FOR A BUILDING WITHIN THIS UNIT LOT SUBDIVISION, THE COSTS WILL BE SHARED EQUITABLY IN BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNER(S) AREA OF ROOF ON THAT BUILDING. SUCH A ROOF REPLACEMENT WILL BE REQUIRED EVERY 25 YEARS (OR AS WARRANTED BY THE ROOFING MATERIAL MANUFACTURER) UNLESS DELAYED BY MUTUAL AGREEMENT OF THE OWNER(S) OF THAT BUILDING

3RD – SHARED WALL, SIDING AND EXTERIOR TRIM SHALL BE CARED FOR AND MAINTAINED BY THE OWNER(S) OF THE PROPERTY UPON WHICH THE SHARED WALLS, SIDING AND EXTERIOR TRIM IS LOCATED. IN THE EVENT A PROPERTY OWNER INTENDS TO REPAIR OR REPLACE THEIR SHARED WALLS, SIDING AND EXTERIOR TRIM, IT IS HEREBY AGREED THAT THE MATERIALS WILL BE SIMILAR IN TYPE, QUALITY AND COLOR OF THE ORIGINAL WALLS, SIDING AND EXTERIOR TRIM, UNLESS MUTUALLY AGREED UPON. THE COST OF SUCH REPAIR OR REPLACEMENT IS THE SOLE RESPONSIBILITY OF THE OWNER(S) MAKING THE WALLS, SIDING AND EXTERIOR TRIM REPAIR OR REPLACEMENT. HOWEVER, IN THE EVENT OF A TOTAL WALL, SIDING AND/OR EXTERIOR TRIM REPLACEMENT FOR A BUILDING WITHIN THIS UNIT LOT SUBDIVISION, COSTS WILL BE SHARED EQUITABLY BETWEEN THE PROPERTY OWNER(S) IN PROPORTION WITH EACH OWNER’S AREA OF WALLS, SIDING AND EXTERIOR TRIM ON THAT BUILDING.

4TH – COMMON SIDE SEWERS AND COMMON STORM DRAINAGE SYSTEMS SERVING THE UNIT LOTS WITHIN THIS SUBDIVISION ARE TO BE MAINTAINED EQUALLY BY THE OWNERS OF SAID LOTS.

5TH – THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND, AND SHALL BE BINDING UPON ALL AFOREMENTIONED PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.

PRIVATE AMENITY AREA AGREEMENT

THE UNIT LOTS SHOWN HEREON, HAVING A PERMANENT, DEDICATED PRIVATE AMENITY AREA, AS SHOWN ON THE FACE OF THE SHORT PLAT, IS FOR THE USE OF THE UNIT LOT IT IS ASSOCIATED WITH AND IS TO BE MAINTAINED BY THE OWNERS OF THE UNIT LOT. THE OWNERS OF THE UNIT LOTS OR THEIR GUESTS OR INVITEES SHALL NOT USE OR ENTER THE PRIVATE AMENITY AREA OF OTHER UNIT LOT OWNERS WITHOUT THE PERMISSION OF SAID UNIT LOT OWNERS.

SIGHT TRIANGLES OCCURRING WITHIN SAID PRIVATE AMENITY AREAS, IF ANY, ARE TO BE KEPT CLEAR OF ANY OBSTRUCTIONS IN THE VERTICAL SPACES BETWEEN 32” AND 82” FROM THE GROUND FOR THE LIFE OF THE PROJECT.

THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.

ADDRESS SIGN MAINTENANCE AGREEMENT

ANY UNIT LOT OR PARCEL BENEFITING FROM THE POSTING OF THE ADDRESS SIGN AS SHOWN HEREON IS RESPONSIBLE FOR THE MAINTENANCE, SHARING EQUALLY IN THE COST OF REPAIR AND\OR MAINTENANCE TO SAID ADDRESS SIGN.

ELECTRICAL, TELEPHONE & CABLE T.V. EASEMENT AGREEMENT

WITNESSETH; THAT FOR AND IN CONSIDERATION OF THE MUTUAL COVENANTS HEREIN EXPRESSED, IT IS HEREBY AGREED BETWEEN THE PARTIES THAT:

1ST – AN EASEMENT FOR ELECTRICAL, TELEPHONE AND CABLE TELEVISION CONNECTION AND METER BOXES AS CONSTRUCTED SHALL BE GRANTED. CABLES SHALL RUN UNDERGROUND AND THROUGH THE BUILDINGS FROM THIS COMMON CONNECTION POINT TO EACH PARCEL.

2ND – THERE SHALL BE A COMMON CONNECTION AND THE LINES SHALL BE AS CONSTRUCTED FOR THE USE AND BENEFIT OF ALL PROPERTIES.

3RD – THE COST OF MAINTENANCE, REPAIR OR RECONSTRUCTION OF THAT PORTION OF THE DISTRIBUTION SYSTEM USED IN COMMON SHALL BE BORNE IN EQUAL SHARES, EXCEPT WHEN SUCH REPAIRS OR RECONSTRUCTION ARE DUE TO DAMAGES FOR WHICH A SINGLE OWNER IS RESPONSIBLE, THEN THAT OWNER SHALL BE RESPONSIBLE FOR THE COST.

4TH – THIS AGREEMENT SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON ALL PARTIES AND THEIR HEIRS AND ASSIGNS FOREVER.

SEATTLE CITY LIGHT EASEMENT

CITY OF SEATTLE LAND USE ACTION NO. 3036060–LU
EASEMENT (OVERHEAD AND UNDERGROUND)
KING COUNTY ASSESSOR’S TAX PARCEL NO. 0394500065

THE OWNER OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS LAND USE ACTION (“GRANTOR”) HEREBY GRANTS TO THE CITY OF SEATTLE (“GRANTEE”) AND THE RIGHT, PRIVILEGE AND AUTHORITY (AN “EASEMENT”) TO INSTALL, CONSTRUCT, ERECT, RECONSTRUCT, ALTER, IMPROVE, REMOVE, REPAIR, REPLACE, ENERGIZE, OPERATE, AND MAINTAIN OVERHEAD AND UNDERGROUND ELECTRIC DISTRIBUTION FACILITIES, WHICH MAY CONSIST OF, BUT ARE NOT LIMITED TO: POLES WITH BRACES, GUY WIRES AND ANCHORS, CROSS ARMS, TRANSFORMERS, DUCTS, VAULTS, MANHOLES, SWITCHES, CABINETS, CONTAINERS, CONDUITS, WIRES AND OTHER CONVENIENT APPURTENANCES NECESSARY TO MAKE SAID OVERHEAD AND UNDERGROUND DISTRIBUTION FACILITIES AN INTEGRATED ELECTRIC SYSTEM (“ELECTRIC SYSTEM”). ALL SUCH ELECTRIC SYSTEM SHALL BE LOCATED ACROSS, OVER, UPON AND UNDER THE REAL PROPERTY DESCRIBED WITHIN THIS LAND USE ACTION (“PROPERTY”) SITUATED IN THE COUNTY OF KING, STATE OF WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AN EASEMENT OVER THE ENTIRE AREA OF THIS CITY OF SEATTLE UNIT LOT SUBDIVISION NO. 3036060–LU; EXCEPT ANY PORTION THEREOF OCCUPIED BY PROPOSED BUILDINGS SHOWN ON SAID SUBDIVISION.

TOGETHER WITH GRANTEE’S AND ITS ASSIGNS’ UNRESTRICTED RIGHT OF ACCESS TO AND FROM THE PROPERTY FOR THE PURPOSES OF EXERCISING ITS RIGHTS GRANTED HEREIN.

TOGETHER WITH GRANTEE’S AND ITS ASSIGNS’ RIGHT TO CUT AND TRIM BRUSH, TREES OR OTHER PLANTS STANDING OR GROWING UPON THE PROPERTY WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE MAINTENANCE OR OPERATION OF, OR CONSTITUTE A MENACE OR DANGER TO, THE ELECTRIC SYSTEM.

GRANTOR, ITS SUCCESSORS AND ASSIGNS, COVENANTS AND AGREES THAT NO STRUCTURE OR FIRE HAZARDS WILL BE BUILT OR PERMITTED WITHIN THE EASEMENT AREA(S) DESCRIBED ABOVE; THAT NO DIGGING WILL BE DONE OR PERMITTED WITHIN THE PROPERTY WHICH WILL IN ANY MANNER DISTURB GRANTEE’S ELECTRIC SYSTEM OR ITS SOLIDITY OR UNEARTH ANY PORTION THEREOF; AND THAT NO BLASTING OR DISCHARGE OF ANY EXPLOSIVES WILL BE PERMITTED WITHIN FIFTY (50) FEET OF THE ELECTRIC SYSTEM.

THE CITY OF SEATTLE SHALL BE RESPONSIBLE, AS PROVIDED BY LAW, FOR ANY DAMAGE TO THE GRANTOR THROUGH ITS NEGLIGENCE IN THE CONSTRUCTION, MAINTENANCE AND OPERATION OF THE ELECTRIC SYSTEM.

THE RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL CONTINUE AND BE IN FORCE UNTIL THE GRANTEE PERMANENTLY REMOVES ITS ELECTRIC SYSTEM FROM THE PROPERTY OR PERMANENTLY ABANDONS THE ELECTRIC SYSTEM, AT WHICH TIME ALL SUCH RIGHTS, TITLE, PRIVILEGES AND AUTHORITY HEREBY GRANTED SHALL TERMINATE.



DATE: _____

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REVISED: 4/21/2020
18–6048WX.DWG

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| <i>DRAWN BY:</i> ACH | <i>DATE:</i> 4/21/20 | <i>PROJECT #:</i> 18–6040 |
| <i>CHK. BY:</i> RHW | <i>SCALE:</i> N / A | <i>SHEET:</i> 9 OF 9 |